



# LUXURY OFFICES TO LET

SUITES AVAILABLE FROM 1,500 SQ. FT - 6,975 SQ FT  
HIGH SPECIFICATION LANDMARK BUILDING IN PRIME LOCATION

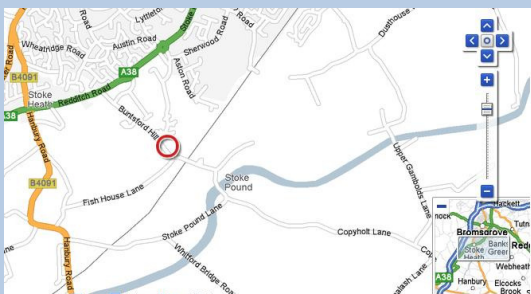
**Avon House  
Buntsford Gate Business Park  
Bromsgrove  
B60 3aR**



- **Ground Floor – Total floor area 6,975 sq. ft**
- **Suites available from 1,500 sq. ft.**
- **150mm fully accessible raised flooring system**
- **Impressive reception area**
- **Substantial on site car parking**
- **Two 8-person passenger lifts**
- **Recessed lighting to LG3 standard**
- **Landscaped environment**

## Location

Avon House is conveniently situated on the outskirts of Bromsgrove, within minutes of the Midland motorway network. To the south is junction 5 of the M5, with junction 4 and the M42 junction 1 just a few miles north. Excellent communications mean that the city of Birmingham, and Birmingham International Airport and railway station are within half an hour's drive, and London is less than two hours via the M42/M40.



## Description

Avon House comprises a high specification landmark building benefitting from an elevated position fronting the Buntsford Gate Business Park development. The property consists of modern luxury office accommodation laid out over four floors, serviced by two, 8 person passenger lifts. The generous, impressive reception area gives access to superb modern and light accommodation.

## Available Accommodation

Suites are available from 1,500 sq. ft upwards. Alternatively, the whole ground floor is available (totaling 6,975 sq. ft)



## Business Rates:

Details available via Bromsgrove District Council

## Service Charge

All mains services are installed and the tenants will be responsible for a Service Charge and buildings insurance contribution towards the cost of services provided by the landlord

## Lease Terms

Flexible lease terms are available.

## Viewing

Strictly by appointment only via Bond Wolfe. Tel 0121 525 0600.

